

Loudoun County, Virginia

Department of Planning & Zoning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, VA 20177-7000

703/777-0246 • Fax 703/777-0441

RECEIVED

AUG 23 2016

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING & ZONING

REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE  
REQUEST TO WAIVE PRE-APPLICATION CONFERENCE

☒

Applicant Dulles Highpoint LLC c/o Lerner Corp.

Phone 301-692-2401

Applicant's Address 2000 Tower Oaks Blvd., Floor 8, Rockville, MD 20852-4284

Representative (Contact Person) Louis Canonico

Phone 571-209-5996

Representative's Company christopher consultants, ltd.

email loucanonico@ccl-eng.com

Representative's Address 44115 Woodridge Pkwy., Suite 150, Leesburg, VA 20176

Current Property Owner (same as applicant)

Owner's Address (same as applicant)

Project MCPI # (Map Cell Parcel Indicator #) 045-48-6459

Proposed Application: Rezone the property from PD-RDP & IP under the original 1993 Zoning Ordinance to all PD-IP under the Revised 1993 Zoning Ordinance.

Project Location Between Route 28 and Pacific Boulevard north of Relocation Drive.

Existing Zoning PD-RDP/IP

Project Acreage 32.48 acres

Election District Dulles

Proposed Application Type:

Zoning Map Amendment

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Zoning Concept Plan Amendment

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Zoning Ordinance Modification

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☐

Special Exception

Commission Permit

Sign Development Plan

Minor Special Exception

Rt. 28 Rezoning to Current Zoning Ordinance

**PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION TO THE DEPARTMENT OF PLANNING**

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference OR if a conference waiver is requested, justification for the waiver.

Pursuant to Article VI of the Revised 1993 Zoning Ordinance, I request a pre-application conference to discuss the application outlined above and the procedures or substantive requirements of the Zoning Ordinance. I understand that no comments made at this meeting shall be binding on either the applicant or the County. I understand the Director of Planning has the discretion, on request, to waive the conference if the waiver does not affect the submission or review of the application.

Applicant's Signature

Date

8/22/16

**Highpoint  
ZMAP Application  
August 22, 2016**

**Project Description:** The subject site is identified as Parcel 1A on Loudoun County Tax Map 94. This parcel was the subject of an approved rezoning application, ZMAP 1988-0001, rezoning it to PD-RDP. The approved proffers and concept plan from that application is attached hereto. The property is currently governed by the original 1993 Zoning Ordinance.

This property was the subject of PRAP-2016-0042 for a potential ZRTD application. The applicant was advised they would have to submit a ZCPA application in lieu of a ZRTD. Based on that, the applicant has decided to pursue a ZMAP instead of the ZRTD and ZCPA.

As this property is in the Route 28 and Metrorail Tax Districts, the applicant is desirous of bringing this property under the current Revised 1993 Zoning Ordinance and the PD-IP zoning, which allows greater flexibility and increased use list so that the property would be more competitive with other properties that have used the ZRTD process to convert to the current Revised 1993 Zoning Ordinance.

**Existing Site Description:** The site contains approximately 32.5 acres and is characterized by mature second growth forest. There is a wide Washington Gas easement that traverses the northern corner of the site in an east/west direction. There are two high points on the site, one along the eastern edge and one in the extreme southwest corner of the site.

The site has frontage on four public roads. They are Route 28 on the east, Pacific Boulevard on the west, Moran Road on the north and Relocation Drive on the south. The applicant anticipates site access from Pacific Boulevard and Relocation Drive. There is no regulatory floodplain on the property, but there is a stream which traverses the entire site from the southeast corner of the property to its northwest corner. The property falls within the AIO district.

**Graphics:** See attached.

**List of Issues:**

- Applicant receiving credit for existing proffer commitments that have been met.



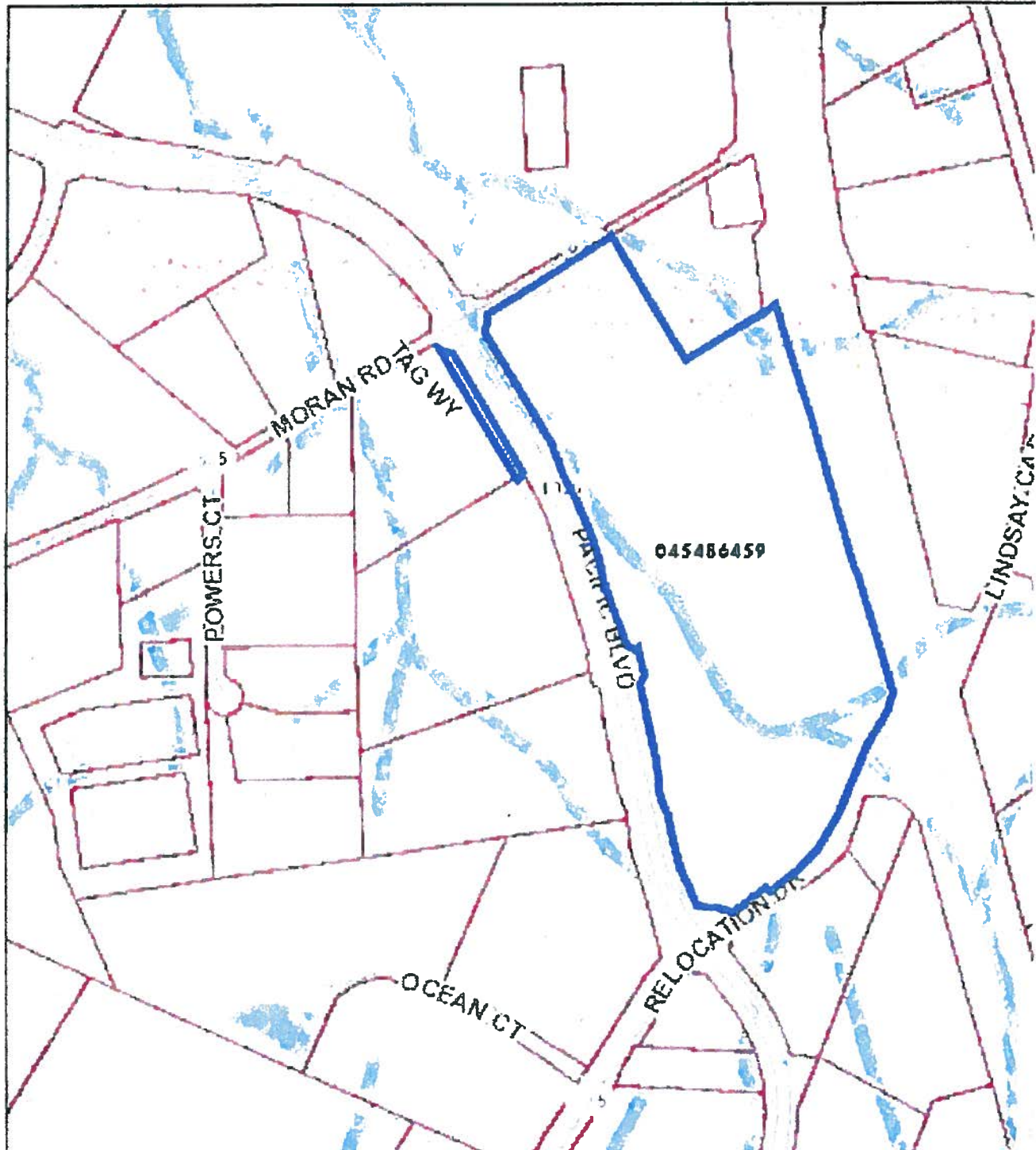
# Loudoun County, Virginia

[www.loudoun.gov](http://www.loudoun.gov)

Mo

(map not to scale)

*Topo + Predicted Wetlands*





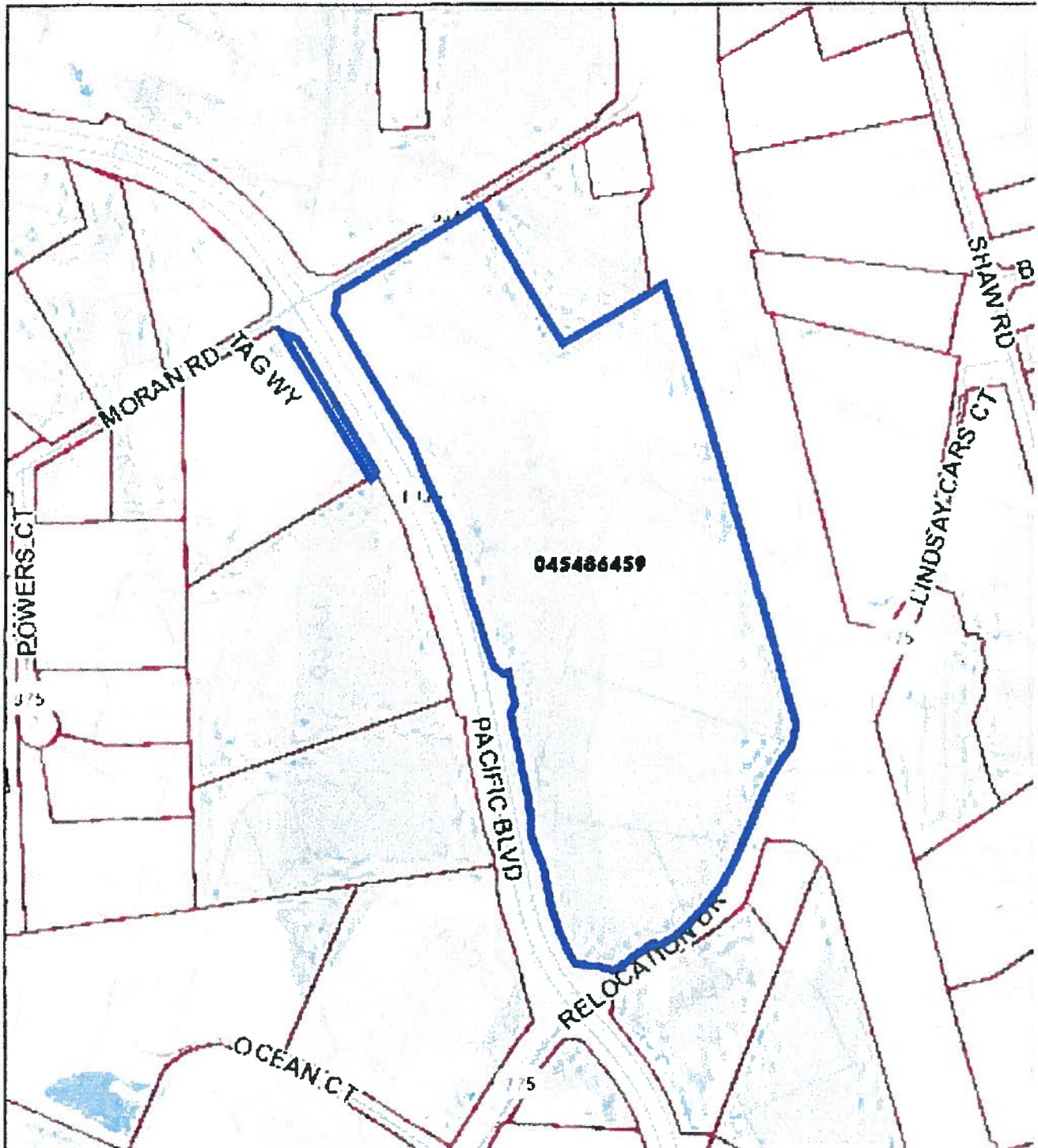


# Loudoun County, Virginia

[www.loudoun.gov](http://www.loudoun.gov)

*Forest Cover*

(map not to scale)



APPLICATION OF ROUTE 28 HIGHPOINT ASSOCIATES

HIGHPOINT

ZMAP 88-01

PROFFER STATEMENT

Pursuant to Section 15.1-491 (a) of the Code of Virginia (1950 as amended), and Sections 540.1 through 540.15, inclusive of the Zoning Ordinance of Loudoun County, Virginia, Route 28 Highpoint Associates, herein "Applicant", sole owner of Tax Map 94, parcels 1A, 3, 4 as shown on Loudoun County Tax Maps, hereby proffers that the portions of said parcels which are the subject of this Rezoning Application will be developed in accordance with the following conditions, if and only if Rezoning Application ZMAP 88-01 is granted, and the property is rezoned Planned Development-Research and Development Park (PD-RDP) east of Pacific Boulevard. The Applicant, and their successors and assigns, voluntarily proffer for the property east of the proposed Pacific Boulevard as follows:

1. Applicant will develop the site in accordance with the concept development plan dated December 1988 and revised July 1989. East of the proposed Pacific Boulevard, the site will be developed to accommodate a mix of uses appropriate to PD-RDP, including but not limited to research and development facilities, training centers, offices, flex office and warehouse, restaurants and hotels. (The west side of the proposed Pacific Boulevard will retain its existing zoning of Planned Development-Industrial Park, with Special Exceptions for flex office and warehouse uses, and is not part of this rezoning application.)

4. Applicant will develop the east side of Pacific Boulevard in two phases. Phase I will allow for development on the site until such a time as 6,400 daily vehicle trips are generated to and from the site. Traffic generation shall be computed using Institute of Traffic Engineers trip rates, and will be determined by the applicant and provided to, and verified by the County at the Site Plan stage. Phase I may commence with approval of this rezoning application. Phase II will allow all the remaining development square footage not constructed in Phase I, to be constructed. Phase II construction may commence upon the bonding of construction for Pacific Boulevard from the existing link through Loudoun Gateway Center, north to Route 775. For purposes of these conditions, office equivalent development for uses other than office is defined as the traffic level equivalent to that generated by office uses. Square footage of office equivalent development may be converted to comparable square footage for other permitted and approved uses provided the resulting trip generation does not exceed the trip generation of approved office square footage.
5. Applicant will dedicate all necessary right-of-way for the Route 28 improvement project number 0028-053-104, C501 upon the request of the County or the Virginia Department of Transportation (VDOT).
6. Applicant shall dedicate the necessary right of way and bond for construction of Pacific Boulevard to a full U4R section (4 lane median divided) on the alignment specified in Special Exception 88-42, from Route 634 (Moran Road) to a terminus at Route 775

road section, with face of curb 26 feet from centerline on a southerly alignment of Route 775. The fair share contribution of funds for construction should the road be realigned, is to be equal to a full frontage improvement (i.e., one half of a 52 foot section with curb and gutter). The right-of-way will be dedicated, and if chosen by the County, bonding for construction will occur at the time of first record plat or final site plan, whichever is first in time.

9. Applicant will provide a building restriction line of 100 feet along its Route 28 frontage. See Exhibit B.
10. Applicant will reserve for future right-of-way through the northeast corner of the property (1.4 acres), for the proposed Route 28/634 (Old Sterling) overpass (Exhibit D). Applicant shall also reserve the right-of-way in the southeast corner (Exhibit C). Such reservations shall not prohibit Applicant from landscaping or parking on the land, nor impact the building setbacks on future recorded lots. The reservations will be for a period of ten years or until an alignment for the overpass is determined by the County or VDOT, whichever comes first. Applicant will dedicate whichever right-of-way is identified for the overpass upon request of the County. Once said dedication is determined by the County and VDOT, the other reservation of right-of-way which will not be used for the overpass shall expire.

17. Applicant shall make a one-time contribution of \$0.10 per net square foot of non-residential use and an annual contribution of \$0.02 per net square foot of nonresidential use for fire and rescue services east of Pacific Boulevard. The one-time contribution shall be made at the time of issuance of the zoning permit for each building or use, and shall be paid to the Loudoun County Board of Supervisors for distribution to the Fire and Rescue Companies serving this development. The annual contribution shall commence at the time of occupancy permits for each building and shall be paid directly to the Fire and Rescue Companies serving this development. Allotment of both the one-time and annual contributions between Fire and Rescue Services shall be in equal shares to each (\$.05 each one-time and \$0.01 each annually). The annual obligations shall continue so long as the County system of fire and rescue services is predominantly volunteer (i.e. less than 75% of the annual operational budget is funded by the County). In the event the volunteer system, as defined above, shall cease to serve the subject property, then the obligation to make such annual donations shall terminate.

18. Applicant will contribute \$.20 per FAR square foot constructed east of Pacific Boulevard to the Board of Supervisors, to be used for the construction of Pacific Boulevard from the existing link through Loudoun Gateway Center, north to Route 775. Said amount will be contributed to the County at the time of issuance of a zoning permit for each building. Said amount will escalate 5% per annum starting with the first anniversary of approval of said rezoning application.



These proffers shall be binding of the heirs, executors,  
administrators, assigns, and successors in interest of the applicant.  
Each of the undersigned hereby warrant that all the owners of legal  
interest in the subject property have signed this proffer statement  
and that he/she has full authority to bind the property to these  
conditions either individually or jointly with the other others  
affixing their signatures hereto.

Applicant  
ROUTE 28 HIGHPOINT ASSOCIATES  
A Maryland General Partnership

By: Signature  
Jerome C. O'Connell  
General Partner

STATE OF Virginia

COUNTY OF Fairfax, to-wit:

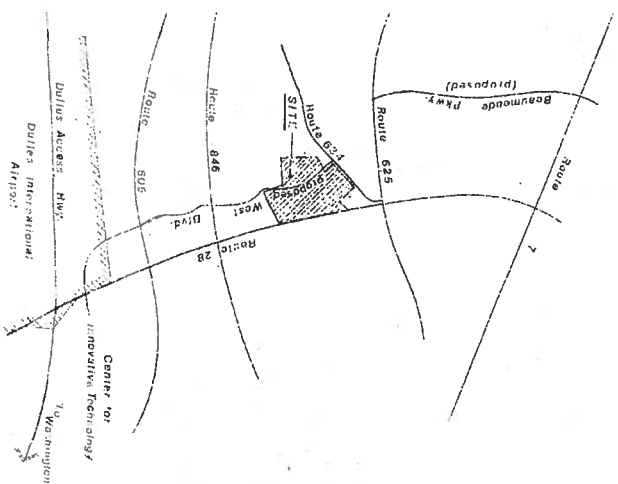
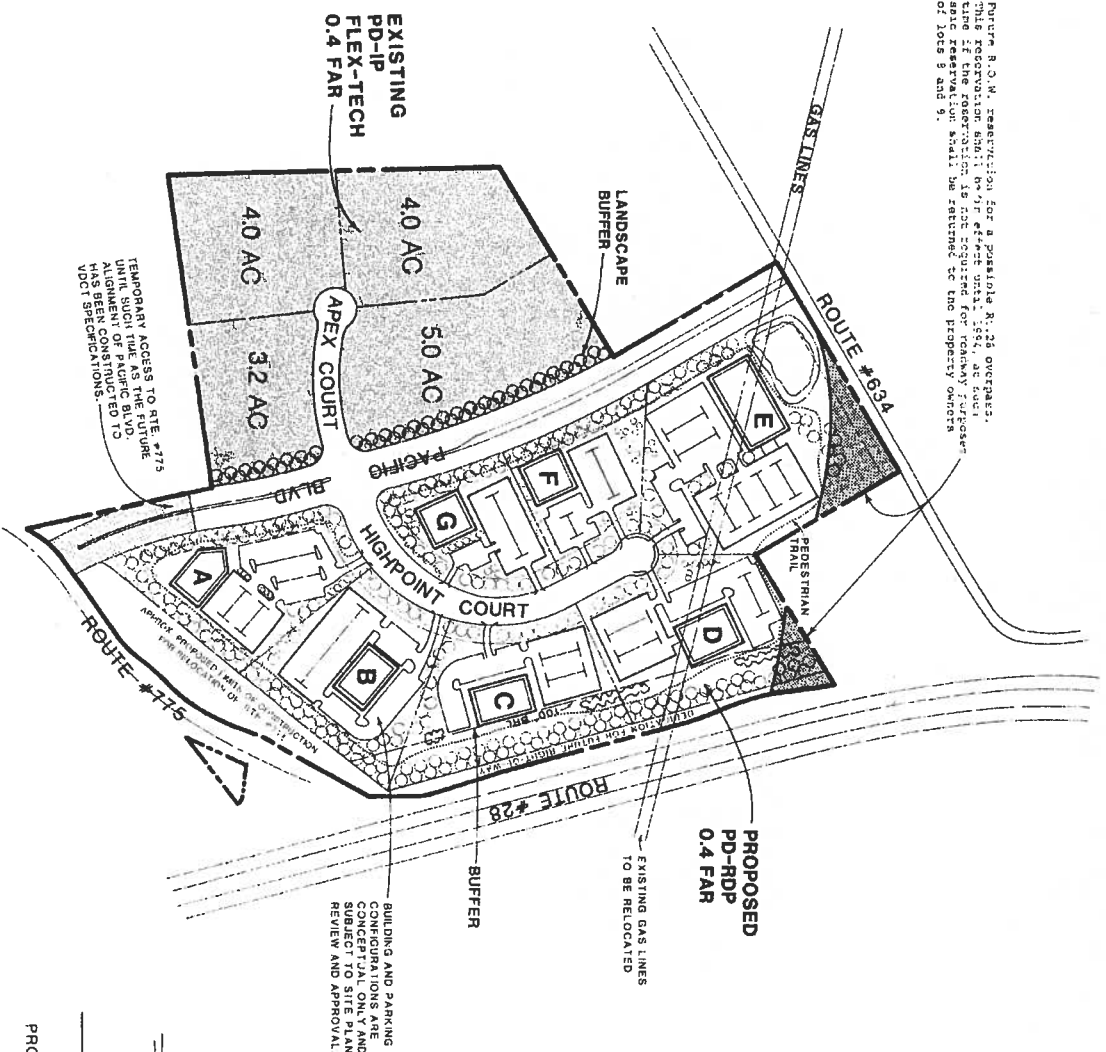
I, the undersigned, a Notary Public in and for the state and County  
aforesaid, do hereby certify that Jerome C. O'Connell, as General  
Partner, on behalf of North Dulles Retail Associates, whose name is  
signed to the foregoing Application, has acknowledged the same before  
me in my State and County aforesaid.

GIVEN under my hand this 06<sup>th</sup> day of November, 1989.

Signature

My Commission expires: Jan. 26, 1991  
100489/2

Future R.O.W. reservation for a possible R.26 overpass, this reservation shall have effect until 2007, at which time if the reservation is not required for roadway purposes said reservation shall be returned to the property owners of lots 8 and 9.



### VICINITY MAP



# HIGHPOINT

**DEVELOPER**  
**HIGHPOINT ASSOCIATES**  
110 Underwood Lane  
Sterling, Virginia

1	PROVIDE EVIDENCE TO CONFIRM TO THE RESEARCH SUBMITTER'S PLAN	12/20
2	STATED CREDITED RESEARCH WORKING PLAN	11/20
3	12/20 - 12/20/20	11/20
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# PROPOSED DEVELOPMENT PLAN

LEESBURG, VIRGINIA  
DULLES ELECTION DISTRICT



**Patton Harris Rust and Associates**  
A Professional Corporation  
Engineers, Surveyors, Planners and Landscape Architects  
Fairfax, Va./Bridgewater, Va./Leesburg, Va./Rockville, Md.

SURVEY	DATE
DESIGN	DEC
PHILA	1988
DRAWN	BY
mlb	SHEET
CHECKED	1 OF 1
KSP	
SCALE	1"=500'
FILE NO.	62771-C
CL	

**Puttola, Maria, Rux & Assoc**

PRINTED  
FEB 14 1990

COUNTY of LOUDOUN, VIRGINIA  
FEB 15 1990

## AREA TAVOLAZIONE:

REPORT LOCATION	SITE NO.	DIST.	ELEVATION
CORAL SITE	1-879-06	CO	N.A.

Maximum Fuel Flow	85 gnet
Maximum F.O.D.	0.6 x 10 <sup>3</sup> gnet
Maximum Propulsion	1.5 x 10 <sup>3</sup> gnet

$$\begin{array}{ll} \Delta \varphi = \Delta \varphi_{\text{eff}} & \varphi_{\text{eff}} = \varphi_{\text{eff}}(\mathbf{r}, \mathbf{v}, t) \\ \Delta \varphi = \Delta \varphi_{\text{eff}} & \varphi_{\text{eff}} = \varphi_{\text{eff}}(\mathbf{r}, \mathbf{v}, t) \\ \Delta \varphi = \Delta \varphi_{\text{eff}} & \varphi_{\text{eff}} = \varphi_{\text{eff}}(\mathbf{r}, \mathbf{v}, t) \end{array}$$

## DEVELOPMENT PROGRAM

PDRDP 0-4 FEAR		BUILDING	
	LOT #122		BUILDING #124
A	4.0 AC		69,095 S.F.
B	4.0 AC		69,696 S.F.
C	4.0 AC		69,696 S.F.
D	4.5 AC		78,408 S.F.
E	7.3 AC		127,195 S.F.
F	2.8 AC		48,787 S.F.
G	2.8 AC		48,787 S.F.
TOTAL			513,265 S.F.

## Notes

- [illegible]